

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		LAKE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	2
Owner 1:	POTERE SHEHERAZADE ESSACK			
Owner 2:	POTERE DAVID T			
Owner 3:				
Street 1:	119 LAKE ST, UNIT 2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	HEMPEL CHRISTOPHER -		
Owner 2:	EATON JANE -		
Street 1:	119 LAKE ST, UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1950 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
--------------	---------	--------------	---

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	671,700	3,600		675,300
Total Card	0.000	671,700	3,600		675,300
Total Parcel	0.000	671,700	3,600		675,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		346.31	/Parcel: 346.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	671,700	3600	.		675,300		Year end	12/23/2021
2021	102	FV	652,400	3600	.		656,000		Year End Roll	12/10/2020
2020	102	FV	642,700	3600	.		646,300	646,300	Year End Roll	12/18/2019
2019	102	FV	568,500	3600	.		572,100	572,100	Year End Roll	1/3/2019
2018	102	FV	503,900	3600	.		507,500	507,500	Year End Roll	12/20/2017
2017	102	FV	460,200	3600	.		463,800	463,800	Year End Roll	1/3/2017
2016	102	FV	460,200	3600	.		463,800	463,800	Year End	1/4/2016
2015	102	FV	424,900	3600	.		428,500	428,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
6/9/2015	Permit Insp	PC	PHIL C
4/25/2012	Info Fm Prmt	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA   /  /  

[illegible]

Spl Credit		Total:	
------------	--	--------	--

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREEN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
QthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C+ - - Average (+)	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G16	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	62.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 8			BRs: 6			Baths: 1		HB		

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	6	
Totals			
1	8	6	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.18846154
Const Adj.:	0.98000199
Adj \$ / SQ:	355.232
Other Features:	96935
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825170
Depreciation:	153482
Depreciated Total:	671689

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	371.22
Special Features:	0		Val/Su Net:	344.46
Final Total:	671700		Val/Su SzAd	344.46

**MOBILE HOME**    Make:    Model:    Serial #    Year:    Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 012.A-0002-0002.0

[illegible]

More: N	Total Yard Items:	3,600	Total Special Features:		Total:	3,600
---------	-------------------	-------	-------------------------	--	--------	-------

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,950	355.230	692,702
Net Sketched Area:		1,950	Total:	692,702
Size Ad	1950	Gross Area	1950	FinArea
				1950

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
02						
02						
50						

## IMAGE

**AssessPro** Patriot Properties, Inc

